

*Report • Annual Report*



## 2007 Annual Report

*Report • Annual Report*

*"To Enrich Lives Through Effective And Caring Service"*

## MISSION STATEMENT

*To create an accurate assessment roll and provide the best public service*

### *We:*

1. Produce a fair, cost-effective, accurate, and timely assessment roll in accordance with the law.
2. Provide high-quality service to the public and other government agencies.
3. Promote an environment of professionalism and high employee morale.

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### **COVER & PAGE 9**

*Photographs by:*

**John Ryan**

*Senior Programmer Analyst*

*Information Technology Division*



*n assessor's department is judged by the accuracy, consistency, and fairness of its assessment roll, and it's no different for Los Angeles County despite the extraordinary volume of work we processed for 2007 – more than 2.3 million properties and the first trillion dollar roll.*

*We deal with numbers and people – property values and property owners. This is an enormous challenge in a county our size and we have some unusual and significant data to consider in this Annual Report. The statistics outlined here posed a great challenge and produced gratifying results: a \$1.038 trillion gross roll and a 99 percent satisfaction rating in a performance survey of visitors to our countywide offices.*

*My office continues to make public service a top priority. The 99 percent satisfaction rating is a tribute not only to our employees' remarkable abilities, but also to their work ethic and positive attitudes.*

*An active home market was the main reason we have reached the record trillion dollar-plus mark, although there has been an inevitable slowing in residential sales. While many parts of California are facing serious foreclosure problems, partly due to unrealistic mortgage incentives, the proverbial housing bubble appears far from bursting here in Los Angeles County.*

*Interest rates remain generally low and the supply of affordable housing still does not meet demand, as we gradually move from a seller's to a buyer's market.*

*The net roll, which excludes church, welfare and the state-reimbursed homeowners' exemptions, experienced a 9.2 percent increase, resulting in a historic \$997,789,741,224 total. This was good news for public services such as law enforcement, fire protection, hospitals, health centers, parks, and recreation, all of which depend on property tax revenue.*

*There were some reductions: We processed 457,300 changes of ownership this year compared to 504,300 in 2006. Construction permits also declined from 108,100 to 97,100.*

*Business equipment values increased for the second year in a row, this time by 6.5 percent (\$4.2 billion), indicating that computer, equipment, machinery, and furniture investments exceeded depreciation.*

*Assessment appeals continued to decline, with 11,500 filed compared to 12,000 in 2006, far below the high of more than 100,000 filed in 1996.*

*In addition to the personal touch provided by employees at our public counters and over the telephone – with a call-waiting average time of only 35 seconds – we provide information in many other ways, from brochures to the Internet. Much of the printed and electronic material is in eight languages.*



*Assessor Rick Auerbach and Christina Sciupac, a veteran Appraiser Specialist, who is the second person to hold the Property Owner's Advocate post created by Auerbach in 2000.*

*We have our own interactive website to assist taxpayers, including a supplemental tax estimator, maps, comparable sales data, and downloadable forms. We took the lead in creating a multi-department property tax portal website with the Treasurer and Tax Collector, Auditor-Controller, and Assessment Appeals Board, making it easier for the public to find the information they need.*

*We are proud of the 99.2 percent approval rating given our work by the California Board of Equalization, an independent, elected body which audits the performance of the State's 58 county assessor departments.*

*It's hard to adequately express my appreciation to the 1,500 men and women of this office who are responsible for making it one of the most cost-effective and efficient operations. Again this year, there was no increase in our workforce.*


*A particular debt of gratitude is owed to our network of citizens advisory committees, such as the Community Organizations, Escrow and Title, Realtor, and Tax Agent panels. My executive staff and I meet regularly with these panels to gain their input on how we can improve our systems and our performance.*

*I wish to thank the Los Angeles County Supervisors for their support over the years, as well as retiring Chief Executive Officer David Janssen, who always gave us constructive advice.*

*In addition, I appreciate the efforts of my colleagues who have made this job much easier with their exceptional cooperation and concern: Treasurer and Tax Collector Mark Saladino, Auditor-Controller J. Tyler McCauley, Registrar-Recorder/County Clerk Conny B. McCormack, and Executive Officer Sachi A. Hamai.*

*Let me also give special recognition to the homeowners and business leaders of Los Angeles County, who have provided positive feedback and ideas about how to better meet our goal of providing the best in public service.*

Sincerely,



Rick Auerbach  
Assessor



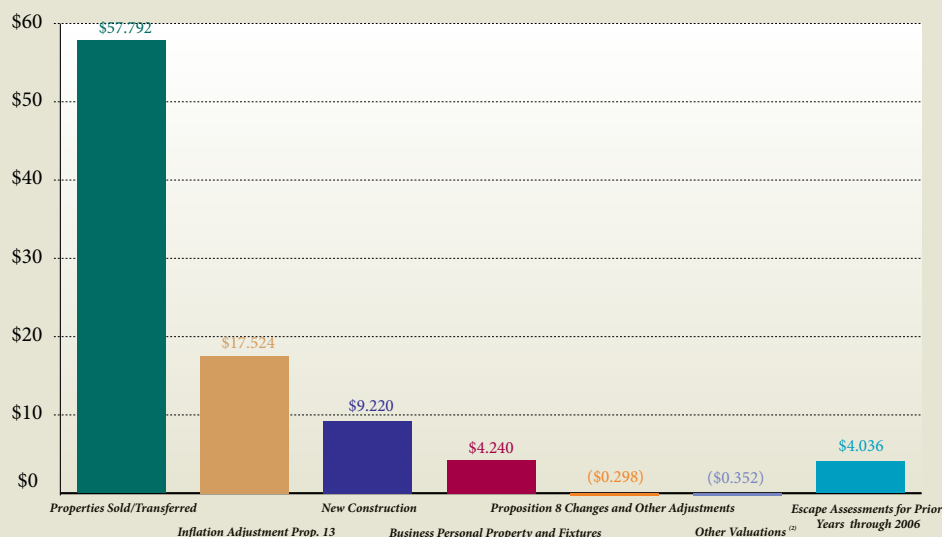
The Assessor meets with the Realtors Advisory Committee, one of several citizen panels he formed.



## FACTORS CAUSING 2007 VALUATION CHANGES

(Values in Billions)

Current Roll Value Change	2006	2007	\$ Change	% Change
Local Roll Value Before Exemptions	\$ 949.756	\$ 1,037.882	\$ 88.126	9.3%
Less All Exemptions	36.183	40.092		
<b>Net Local Roll Value<sup>(1)</sup></b>	<b>\$ 913.573</b>	<b>\$ 997.790</b>	<b>\$ 84.217</b>	<b>9.2%</b>
<b>Factors Causing 2007 Valuation Change</b>				
Properties Sold/Transferred			\$ 57.792	62.7%
Inflation Adjustment/Proposition 13			17.524	19.0%
New Construction			9.220	10.0%
Business Personal Property and Fixtures			4.240	4.6%
Proposition 8 Changes and Other Adjustments			-0.298	-0.3%
Other Valuations <sup>(2)</sup>			-0.352	-0.4%
<b>Total Changes to the 2007 Local Roll</b>			<b>\$ 88.126</b>	
Escape Assessments for Prior Tax Years through 2006			4.036	4.4%
<b>Total Value Added During the 2007 Assessment Year</b>			<b>\$ 92.162</b>	<b>100.0%</b>



Total assessed value of property in Los Angeles County reached \$1.038 trillion, an increase of \$88 billion over the previous year. Major contributing factors included:

- Change of ownership reflecting new base year values
- Adjustments for inflation impacting property that did not sell or transfer
- New construction

(1) Public utility assessments are made by the Board of Equalization. Their values should be available by the end of August 2007.

(2) Other value changes, current year misfortune and calamity, possessory interest, oil and water rights.

## FOUR-YEAR COMPARISON OF FACTORS CAUSING VALUATION CHANGES

(Values in Billions)

Current Roll Value Change	2004	2005	2006	2007
Local Roll Value	\$ 781.008	\$ 855.805	\$ 949.756	\$ 1,037.882
Less All Exemptions	31.852	32.058	36.183	40.092
<b>Net Local Roll Value</b>	<b>\$ 749.156</b>	<b>\$ 823.747</b>	<b>\$ 913.573</b>	<b>\$ 997.790</b>
<b>Changes From Prior Year:</b>				
Properties Sold/Transferred	\$ 36.717	\$ 54.179	\$ 64.842	\$ 57.792
Inflation Adjustment/Proposition 13	11.741	13.979	15.649	17.524
New Construction	5.548	5.598	7.322	9.220
Business Personal Property and Fixtures	-1.603	-1.134	4.097	4.240
Proposition 8 Changes and Other Adjustments	2.229	1.248	0.453	-0.298
Other Valuations	0.653	0.927	1.588	-0.352
<b>Subtotal</b>	<b>\$ 55.285</b>	<b>\$ 74.797</b>	<b>\$ 93.951</b>	<b>\$ 88.126</b>
Escape Assessments for Prior Tax Years	4.994	8.132	7.753	4.036
<b>Total Changes</b>	<b>\$ 60.279</b>	<b>\$ 82.929</b>	<b>\$ 101.704</b>	<b>\$ 92.162</b>

### Proposition 13

*Passed by California voters in June 1978, Proposition 13 is a constitutional amendment that limits the tax rate on property and creates a procedure for establishing the current taxable value of locally assessed property.*

**2007 ASSESSED VALUATION - LOS ANGELES COUNTY**

<b>Valuations<sup>(1)</sup></b>	<b>2006</b>	<b>2007</b>	<b>Amount of Change</b>	<b>Percent Change</b>
Land	\$ 471,693,405,630	\$ 525,174,923,209		
Buildings and Structures	\$ 413,249,562,045	\$ 443,653,495,812		
Business Personal Property	\$ 64,812,663,184	\$ 69,053,293,259		
<b>Gross Total</b>	<b>\$ 949,755,630,859</b>	<b>\$ 1,037,881,712,280</b>	<b>\$ 88,126,081,421</b>	<b>9.3%</b>
<b>Less Exemptions</b>				
Church, Welfare, etc. <sup>(2)</sup>	\$ 28,181,443,937	\$ 32,005,742,605		
<b>Revenue-Producing Valuations</b>	<b>\$ 921,574,186,922</b>	<b>\$ 1,005,875,969,675</b>	<b>\$ 84,301,782,753</b>	<b>9.1%</b>
Homeowners' Exemptions <sup>(3)</sup>	\$ 8,001,348,631	\$ 8,086,228,451		
<b>Net Total Revenue Producing Valuations<sup>(4)</sup></b>	<b>\$ 913,572,838,291</b>	<b>\$ 997,789,741,224</b>	<b>\$ 84,216,902,933</b>	<b>9.2%</b>

**2007 Allocation of Total Parcels**

<b>Single-Family Residential Parcels</b>	<b>Residential Income Parcels</b>	<b>Commercial-Industrial Parcels</b>	<b>Total Parcels</b>
1,834,450	244,900	252,651	2,332,001
Business Assessments: Personal Property & Fixtures			308,212
<b>Total</b>			<b>2,640,213</b>

(1) The assessed values do not include Board of Equalization valued properties.

(2) Exemptions not reimbursed to local governments by the State of California.

(3) Exemptions reimbursed to local governments by the State of California.

(4) Valuations on which revenue is collected by Los Angeles County.

## 2007 ASSESSED VALUATION - LOS ANGELES CITY

Valuations <sup>(1)</sup>	2006	2007	Amount of Change	Percent Change
Land	\$ 182,851,311,552	\$ 204,457,311,190		
Buildings and Structures	\$ 157,561,554,042	\$ 169,636,249,159		
Business Personal Property	\$ 23,991,591,593	\$ 26,604,400,092		
<b>Gross Total</b>	<b>\$ 364,404,457,187</b>	<b>\$ 400,697,960,441</b>	<b>\$ 36,293,503,254</b>	<b>10.0%</b>
<b>Less Exemptions</b>				
Church, Welfare, etc. <sup>(2)</sup>	\$ 14,936,067,167	\$ 16,929,880,028		
<b>Revenue-Producing Valuations</b>	<b>\$ 349,468,390,020</b>	<b>\$ 383,768,080,413</b>	<b>\$ 34,299,690,393</b>	<b>9.8%</b>
Homeowners' Exemptions <sup>(3)</sup>	\$ 2,637,783,120	\$ 2,664,276,155		
<b>Net Total Revenue Producing Valuations<sup>(4)</sup></b>	<b>\$ 346,830,606,900</b>	<b>\$ 381,103,804,258</b>	<b>\$ 34,273,197,358</b>	<b>9.9%</b>

### 2007 Allocation of Total Parcels

Single-Family Residential Parcels	Residential Income Parcels	Commercial-Industrial Parcels	Total Parcels
593,372	108,267	66,562	768,201
Business Assessments: Personal Property & Fixtures			110,036
<b>Total</b>			<b>878,237</b>

(1) The assessed values do not include Board of Equalization valued properties.

(2) Exemptions not reimbursed to local governments by the State of California.

(3) Exemptions reimbursed to local governments by the State of California.

(4) Valuations on which revenue is collected by Los Angeles County.



## DISTRIBUTION OF VALUE BY PROPERTY TYPE<sup>(1)</sup>

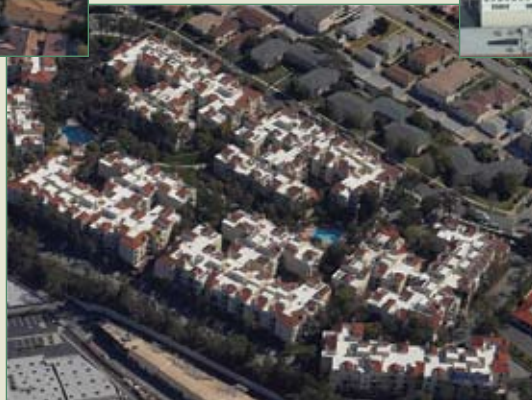
Year	Total Roll Value	Single-Family Residential		Residential Income		Commercial-Industrial	
		Total Roll	Percent of Value	Total Roll	Percent of Value	Total Roll	Percent of Value
1975	\$ 83.2	\$ 33.2	39.9%	\$ 11.2	13.5%	\$ 38.8	46.6%
1980 <sup>(2)</sup>	\$ 150.0	\$ 71.2	47.5%	\$ 22.8	15.2%	\$ 56.0	37.3%
1985	\$ 245.2	\$ 115.7	47.2%	\$ 32.7	13.3%	\$ 96.8	39.5%
1990	\$ 412.8	\$ 200.3	48.5%	\$ 57.5	13.9%	\$ 155.0	37.6%
1995	\$ 486.8	\$ 251.1	51.6%	\$ 64.4	13.2%	\$ 171.3	35.2%
2000	\$ 569.6	\$ 306.6	53.8%	\$ 70.5	12.4%	\$ 192.5	33.8%
2005	\$ 823.7	\$ 469.8	57.0%	\$ 106.5	12.9%	\$ 247.4	30.1%
2007	\$ 997.8	\$ 579.8	58.1%	\$ 127.7	12.8%	\$ 290.3	29.1%



Monterey Park



Beverly Hills



Los Angeles

(1) All values are exclusive of exemptions and public utilities.

(2) Business inventory became 100% exempt.

## THE 20 HIGHEST VALUED CITIES

City	2007 Assessed Valuation (Values in Billions)	Amount of Change	Percent of Change	Total Assessments*
1. Los Angeles	\$383.768	\$34.300	9.8%	878,237
2. Long Beach	41.991	3.367	8.7	122,817
3. Torrance	22.181	1.476	7.1	47,477
4. Santa Clarita	21.485	2.580	13.6	60,996
5. Glendale	21.380	1.480	7.4	48,617
6. Santa Monica	21.198	1.417	7.2	28,723
7. Pasadena	18.947	1.568	9.0	43,470
8. Beverly Hills	18.234	1.543	9.2	14,149
9. Burbank	16.891	1.337	8.6	33,188
10. Carson	12.724	0.724	6.0	27,567
11. Palmdale	11.959	1.622	15.7	50,406
12. Lancaster	11.725	2.042	21.1	55,028
13. Redondo Beach	10.939	0.725	7.1	24,197
14. Manhattan Beach	10.861	0.936	9.4	14,012
15. Malibu	9.295	0.812	9.6	7,323
16. Arcadia	9.105	0.550	6.4	18,475
17. El Segundo	8.876	0.656	8.0	6,664
18. Pomona	8.768	0.713	8.9	35,064
19. Rancho Palos Verdes	8.499	0.434	5.4	15,747
20. Downey	8.477	0.704	9.1	26,229



Downtown, Los Angeles



Parkers' Lighthouse, Long Beach

\* Composite of Real Property Parcels and Business Property Assessments

## CITIES WITH THE GREATEST PERCENT CHANGE

City	Percent Change	Comments
Lancaster	21.1%	Lancaster continued to experience a substantial increase in population that helped fuel demand for new residential construction. Major commercial projects included large retail centers and restaurants. In addition, existing industrial parks continued to fill with new tenants, and construction of several new senior citizen complexes began.
Paramount	17.2%	In the 1990s, Paramount undertook an innovative plan to revitalize the city by investing in public improvements and offering financial incentives to homeowners to improve the appearance of their properties. The successes of these public and private improvements led to economic vitality, a strong sense of community pride, and higher property values.
Palmdale	15.7%	Commercial development in Palmdale, particularly around the Antelope Valley Mall, continued at a rapid pace. New industrial projects were initiated, and several large residential developments, such as Anaverde and Ritter Ranch provided homes for the expanding population. Transfer activity accounts for over 70% of the city's growth.
Santa Clarita	13.6%	Santa Clarita continued to experience a strong demand for high quality homes as well as commercial and industrial properties. Its unique paseo system linking many of the city's communities and its many bike paths are significant family oriented attractions. The annexation to Santa Clarita of over 3,000 formerly unincorporated parcels also contributed to the city's overall gain in value.
Compton	13.6%	The City of Compton has enjoyed an increase in home ownership as a result of escalating property values in nearby communities. An influx of new families seeking a more affordable place to live attracted new businesses, the largest of which is the Gateway Towne Center, a 500,000 square foot retail development and business center on the site of a former automobile mall. Bordered by five freeways, the city's location is ideal for further economic growth.



*The above comments do not represent a comprehensive in-depth analysis.*

## CITIES WITH THE GREATEST PERCENT CHANGE

City	Percent Change	Comments
Calabasas	13.1%	Calabasas has rapidly grown into one of the more affluent cities in the county. Situated in the oak filled foothills of the Santa Monica Mountains, this upscale community has a progressive economy, safe neighborhoods, and premier schools. The city's General Plan includes 3.7 million square feet of commercial-industrial development over the next 20 years.
Westlake Village	12.8%	This master planned community nestled along the Santa Monica Mountains provides a wide variety of leisure activities, family entertainment, and upscale shopping malls. With an excellent public school system, Westlake Village has seen recent large developments, such as the Four Seasons Hotel and Countrywide office buildings, that attest to investors' confidence and point to continued growth.
Hermosa Beach	11.9%	The emergence of Hermosa Beach as a popular entertainment area resulted in the rehabilitation of older properties and the creation of new commercial and residential projects. The city's ability to overcome difficulties resulting from Coastal Commission restrictions has led to an increase in property values that still remain lower than those of neighboring ocean side communities.
Hawaiian Gardens	11.6%	Hawaiian Gardens is one of the more affordable cities where the prices of even the more expensive homes are about equal to the County median. The affordability factor and excellent location near Lakewood, Cerritos, and Orange County have made Hawaiian Gardens a highly sought after community which in turn has stimulated a high amount of sales activity.
Hawthorne	11.5%	New homes in three major new residential projects and the affordability of existing homes have spurred the large increase in property values. Hawthorne also boasts three major stations for the MTA light rail system. The Exchange Project is a uniquely integrated campus of renovated offices and research and development facilities in more than 900,000 square feet of building area. Additionally, a 290,000 square foot renovated building now houses a large telecommunications data center.



*The above comments do not represent a comprehensive in-depth analysis.*

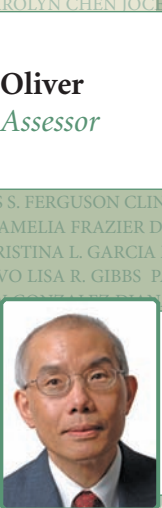




**Gil Parisi**  
*Director  
Administrative  
and Roll Services*



**Jim Hosking**  
*Director  
District Appraisals*



**Robert Quon**  
*Director  
Major Appraisals*



**Rick Auerbach**  
*Assessor*



**Gary Townsend**  
*Chief Deputy Assessor*

The **Administrative/Roll Services Subdepartment** is responsible for updating property ownership information and processing new construction permits and exemption claims. Additional responsibilities include forecasting, plus fiscal, personnel, payroll, and administrative support.

The **District Appraisals Subdepartment** is responsible for the valuation of residential and commercial-industrial properties and business equipment located within the district boundaries. District offices are located in Sylmar, Culver City, Signal Hill, and South El Monte, with a regional office in Lancaster.

The **Major Appraisals Subdepartment** is responsible for valuation of all high valued and/or complex commercial-industrial properties in the County, such as office buildings, hotels, shopping malls, aerospace plants, movie studios, airports, harbors, refineries, and oil producing properties. This subdepartment is also responsible for developing appraisal standards and procedures, internal audits, assessment appeals, difficult public service referrals, and training.

The **Reengineering & Technology Subdepartment** is responsible for research and development opportunities to reengineer property assessment business processes. Its goal is to build upon best practices utilizing contemporary technology to improve both the processes and systems supporting property assessment functions. The Information Technology Division, operating across a wide range of technology platforms, provides technology support, website support, parcel map management and maintenance, and electronic information sales and service programs.

**Exemption Services**  
*Chief Appraiser*  
Manny Delgado

**Ownership Services**  
*Chief Appraiser*  
Laurie Hawkins

**Management Services**  
*Chief*  
Ken Randman

**Human Resources**  
*Chief*  
Anne Suarez

**North District**  
*Chief Appraiser*  
John Dortch

**West District**  
*Chief Appraiser*  
Mike Hayes

**South District**  
*Chief Appraiser*  
Matt Azzara

**East District**  
*Chief Appraiser*  
Kurt Gensicke

**Major Personal Property**  
*Chief Appraiser*  
Harry Taguchi

**Major Real Property**  
*Chief Appraiser*  
Dale Edgington

**Assessment Services**  
*Chief Appraiser*  
Eric Haagenon

**Central Processing**  
*Head, Support Services*  
Beverly Hill

**Reengineering Team**  
*Project Manager*  
Dale Hough

**Information Technology**  
*Chief*  
Ken Ryozaiki

**Special Assistants**

*Property Owner Advocate*  
Christina Sciupac

*Legislation*  
Barry Bosscher

*Community Outreach*  
Carol Wong Quan

*Community Outreach*  
Lisa Lucero

*Press Deputy*  
Robert Knowles

**Administrative Assistant**  
El Cid De Ramus

# 2007 ASSESSED VALUES FOR CITIES AND UNINCORPORATED AREAS\*

City	Assessed Valuation				Parcel Counts			
	2006	2007	Amount of Change	Percent Change	Single-Family Residential	Residential Income	Commercial-Industrial	Total
Agoura Hills	\$3,598,033,477	\$3,849,993,865	\$251,960,388	7.0%	7,141	16	386	7,543
Alhambra	5,827,873,395	6,297,773,145	469,899,750	8.1	13,616	3,679	1,331	18,626
Arcadia	8,555,364,991	9,104,927,078	549,562,087	6.4	14,409	884	994	16,287
Artesia	1,143,809,958	1,236,342,557	92,532,599	8.1	3,272	252	511	4,035
Avalon	572,542,667	620,684,871	48,142,204	8.4	940	248	466	1,654
Azusa	3,033,597,557	3,226,937,003	193,339,446	6.4	7,925	763	1,240	9,928
Baldwin Park	3,365,541,679	3,682,721,546	317,179,867	9.4	12,853	905	1,155	14,913
Bell	1,241,343,549	1,340,915,085	99,571,536	8.0	2,096	1,545	519	4,160
Bell Gardens	1,233,507,014	1,354,631,284	121,124,270	9.8	1,424	2,102	667	4,193
Bellflower	3,721,654,354	4,070,445,532	348,791,178	9.4	9,762	1,865	1,510	13,137
Beverly Hills	16,691,039,354	18,233,831,728	1,542,792,374	9.2	7,797	1,157	891	9,845
Bradbury	373,618,593	405,106,338	31,487,745	8.4	391	6	12	409
Burbank	15,554,222,749	16,890,821,982	1,336,599,233	8.6	21,768	3,253	3,085	28,106
Calabasas	5,481,605,234	6,197,568,970	715,963,736	13.1	7,795	10	250	8,055
Carson	12,000,923,216	12,724,489,072	723,565,856	6.0	20,734	616	2,972	24,322
Cerritos	6,448,163,575	6,821,559,396	373,395,821	5.8	15,212	23	590	15,825
Claremont	3,133,622,071	3,466,235,306	332,613,235	10.6	9,121	290	465	9,876
Commerce	3,668,013,119	3,906,379,887	238,366,768	6.5	1,709	519	1,412	3,640
Compton	4,214,000,472	4,786,487,813	572,487,341	13.6	15,434	2,174	2,246	19,854
Covina	3,684,681,758	3,950,388,989	265,707,231	7.2	10,467	644	1,402	12,513
Cudahy	549,278,439	592,530,876	43,252,437	7.9	736	765	237	1,738
Culver City	5,812,920,125	6,379,619,516	566,699,391	9.7	10,327	1,479	1,525	13,331
Diamond Bar	6,421,793,254	6,894,023,460	472,230,206	7.4	17,425	18	608	18,051

\* The assessed values do not include Board of Equalization valued properties (primarily public utilities) or exempt properties (such as churches, most hospitals, schools, and museums) for which there is no State reimbursement. These values do include the homeowners' exemptions which are reimbursed by the State.



# 2007 ASSESSED VALUES FOR CITIES AND UNINCORPORATED AREAS\*

City	Assessed Valuation				Parcel Counts			
	2006	2007	Amount of Change	Percent Change	Single-Family Residential	Residential Income	Commercial-Industrial	Total
Downey	\$7,773,278,278	\$8,477,001,714	\$703,723,436	9.1%	19,708	2,046	1,290	23,044
Duarte	1,612,314,619	1,791,670,213	179,355,594	11.1	5,555	76	322	5,953
El Monte	5,177,087,943	5,617,109,595	440,021,652	8.5	12,702	2,886	2,247	17,835
El Segundo	8,219,975,045	8,875,801,772	655,826,727	8.0	3,369	789	845	5,003
Gardena	4,202,663,789	4,516,438,773	313,774,984	7.5	10,353	1,789	1,920	14,062
Glendale	19,900,243,694	21,380,019,223	1,479,775,529	7.4	33,444	5,844	3,542	42,830
Glendora	4,565,621,015	4,901,796,949	336,175,934	7.4	13,874	483	1,321	15,678
Hawaiian Gardens	624,774,478	697,423,838	72,649,360	11.6	1,821	460	321	2,602
Hawthorne	4,794,117,956	5,344,469,183	550,351,227	11.5	7,555	3,033	1,327	11,915
Hermosa Beach	3,893,389,601	4,357,957,848	464,568,247	11.9	4,857	1,464	581	6,902
Hidden Hills	974,837,471	1,037,963,578	63,126,107	6.5	696	1	9	706
Huntington Park	2,130,972,839	2,315,444,768	184,471,929	8.7	3,675	2,367	1,255	7,297
Industry	5,461,858,484	5,760,177,112	298,318,628	5.5	20	2	1,425	1,447
Inglewood	6,146,683,940	6,756,780,453	610,096,513	9.9	14,430	4,551	1,960	20,941
Irwindale	1,715,482,058	1,754,522,133	39,040,075	2.3	327	29	590	946
La Canada Flintridge	4,629,657,392	4,988,626,480	358,969,088	7.8	7,226	77	316	7,619
La Habra Heights	1,033,204,671	1,095,164,893	61,960,222	6.0	2,105	25	29	2,159
La Mirada	4,597,699,684	4,904,785,981	307,086,297	6.7	13,446	63	486	13,995
La Puente	1,564,233,239	1,709,718,954	145,485,715	9.3	6,895	226	448	7,569
La Verne	2,938,131,004	3,176,736,191	238,605,187	8.1	8,026	348	1,456	9,830
Lakewood	6,413,017,581	6,977,453,434	564,435,853	8.8	22,829	684	467	23,980
Lancaster	9,683,358,434	11,725,425,590	2,042,067,156	21.1	41,409	965	8,836	51,210
Lawndale	1,653,369,408	1,812,400,505	159,031,097	9.6	2,993	2,269	507	5,769

\* The assessed values do not include Board of Equalization valued properties (primarily public utilities) or exempt properties (such as churches, most hospitals, schools, and museums) for which there is no State reimbursement. These values do include the homeowners' exemptions which are reimbursed by the State.

# 2007 ASSESSED VALUES FOR CITIES AND UNINCORPORATED AREAS\*

City	Assessed Valuation				Parcel Counts			
	2006	2007	Amount of Change	Percent Change	Single-Family Residential	Residential Income	Commercial-Industrial	Total
Lomita	\$1,588,116,919	\$1,697,097,161	\$108,980,242	6.9%	3,823	792	569	5,184
Long Beach	38,624,195,389	41,991,190,871	3,366,995,482	8.7	77,832	17,167	11,588	106,587
Los Angeles	349,468,390,020	383,768,080,413	34,299,690,393	9.8	593,372	108,267	66,562	768,201
Lynwood	2,317,878,618	2,564,120,145	246,241,527	10.6	7,291	1,825	1,040	10,156
Malibu	8,483,009,115	9,295,359,187	812,350,072	9.6	6,160	210	400	6,770
Manhattan Beach	9,925,463,750	10,861,350,753	935,887,003	9.4	10,822	1,520	484	12,826
Maywood	744,661,519	817,273,003	72,611,484	9.8	1,619	1,305	389	3,313
Monrovia	3,485,308,155	3,785,637,422	300,329,267	8.6	7,565	1,606	1,030	10,201
Montebello	4,026,925,598	4,380,915,474	353,989,876	8.8	9,840	1,607	1,255	12,702
Monterey Park	4,640,521,547	4,998,272,105	357,750,558	7.7	13,343	1,465	1,041	15,849
Norwalk	5,324,044,029	5,825,419,432	501,375,403	9.4	21,498	509	1,187	23,194
Palmdale	10,337,752,895	11,959,464,989	1,621,712,094	15.7	40,972	421	6,003	47,396
Palos Verdes Estates	4,578,558,396	4,828,404,612	249,846,216	5.5	5,147	27	55	5,229
Paramount	2,648,413,206	3,104,655,924	456,242,718	17.2	5,817	1,484	1,845	9,146
Pasadena	17,379,643,616	18,947,203,154	1,567,559,538	9.0	30,150	4,115	3,193	37,458
Pico Rivera	3,423,323,007	3,721,777,180	298,454,173	8.7	13,101	454	1,072	14,627
Pomona	8,054,381,259	8,767,865,911	713,484,652	8.9	25,792	2,240	3,670	31,702
Rancho Palos Verdes	8,065,466,966	8,498,992,293	433,525,327	5.4	14,991	41	141	15,173
Redondo Beach	10,213,309,440	10,938,643,302	725,333,862	7.1	17,335	2,381	881	20,597
Rolling Hills	1,052,179,353	1,126,257,086	74,077,733	7.0	753	0	7	760
Rolling Hills Estates	2,127,086,250	2,265,129,361	138,043,111	6.5	3,055	1	182	3,238
Rosemead	2,882,728,261	3,146,918,748	264,190,487	9.2	7,622	2,101	895	10,618

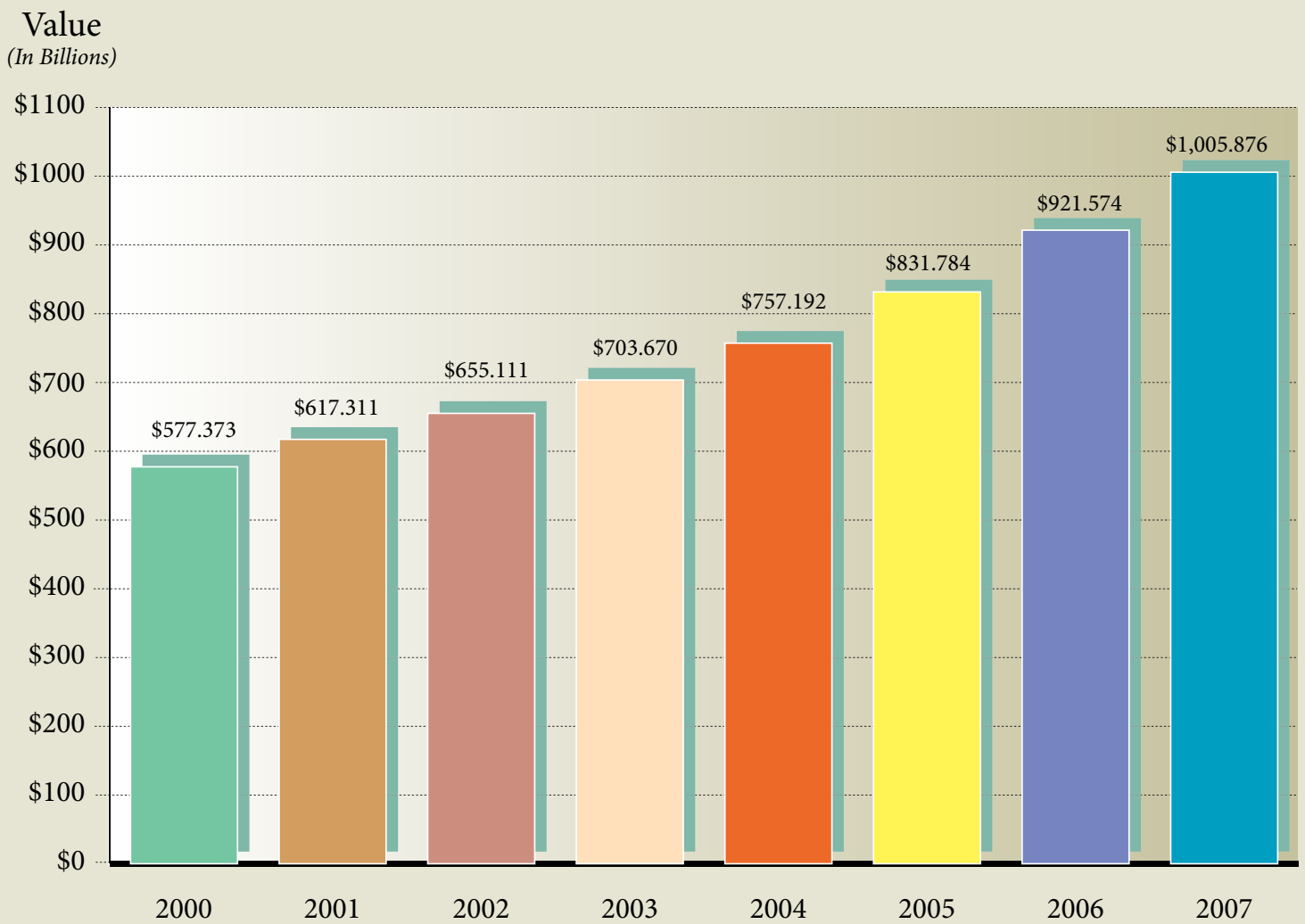
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# 2007 ASSESSED VALUES FOR CITIES AND UNINCORPORATED AREAS\*

City	Assessed Valuation				Parcel Counts			
	2006	2007	Amount of Change	Percent Change	Single-Family Residential	Residential Income	Commercial-Industrial	Total
San Dimas	\$3,647,656,015	\$3,916,744,376	\$269,088,361	7.4%	9,301	202	1,246	10,749
San Fernando	1,339,042,702	1,458,541,782	119,499,080	8.9	3,787	509	696	4,992
San Gabriel	3,137,480,834	3,332,115,766	194,634,932	6.2	7,254	1,055	1,048	9,357
San Marino	3,537,673,917	3,764,040,351	226,366,434	6.4	4,537	3	176	4,716
Santa Clarita	18,905,219,488	21,485,353,966	2,580,134,478	13.6	49,255	436	4,398	54,089
Santa Fe Springs	5,061,784,824	5,497,027,160	435,242,336	8.6	3,398	51	2,216	5,665
Santa Monica	19,780,340,014	21,197,693,564	1,417,353,550	7.2	16,381	4,140	2,388	22,909
Sierra Madre	1,385,341,179	1,490,657,667	105,316,488	7.6	3,534	343	191	4,068
Signal Hill	1,793,829,766	1,952,164,891	158,335,125	8.8	2,756	547	1,219	4,522
South El Monte	1,442,511,361	1,551,241,034	108,729,673	7.5	2,362	456	1,630	4,448
South Gate	4,257,408,335	4,625,303,821	367,895,486	8.6	10,756	3,373	1,771	15,900
South Pasadena	2,789,277,084	3,005,878,482	216,601,398	7.8	5,603	967	392	6,962
Temple City	2,843,781,961	3,089,134,962	245,353,001	8.6	8,545	923	469	9,937
Torrance	20,705,039,985	22,181,343,689	1,476,303,704	7.1	35,186	2,068	2,825	40,079
Vernon	3,332,365,102	3,558,929,847	226,564,745	6.8	1	1	1,369	1,371
Walnut	3,329,498,626	3,523,502,851	194,004,225	5.8	8,642	11	226	8,879
West Covina	7,715,450,765	8,244,940,778	529,490,013	6.9	24,348	498	882	25,728
West Hollywood	5,991,974,086	6,601,947,658	609,973,572	10.2	6,326	2,075	973	9,374
Westlake Village	2,441,427,959	2,754,249,176	312,821,217	12.8	3,239	196	176	3,611
Whittier	6,429,097,363	6,988,382,202	559,284,839	8.7	18,379	2,122	1,429	21,930
Total Incorporated Areas	\$845,290,681,897	923,518,527,028	78,227,845,131	9.3	1,591,159	223,204	185,183	1,999,546
Total Unincorporated Areas	\$76,283,505,025	82,357,442,647	6,073,937,622	8.0	243,291	21,696	67,468	332,455
<b>Total Los Angeles County</b>	<b>\$921,574,186,922</b>	<b>\$1,005,875,969,675</b>	<b>\$84,301,782,753</b>	<b>9.1%</b>	<b>1,834,450</b>	<b>244,900</b>	<b>252,651</b>	<b>2,332,001</b>

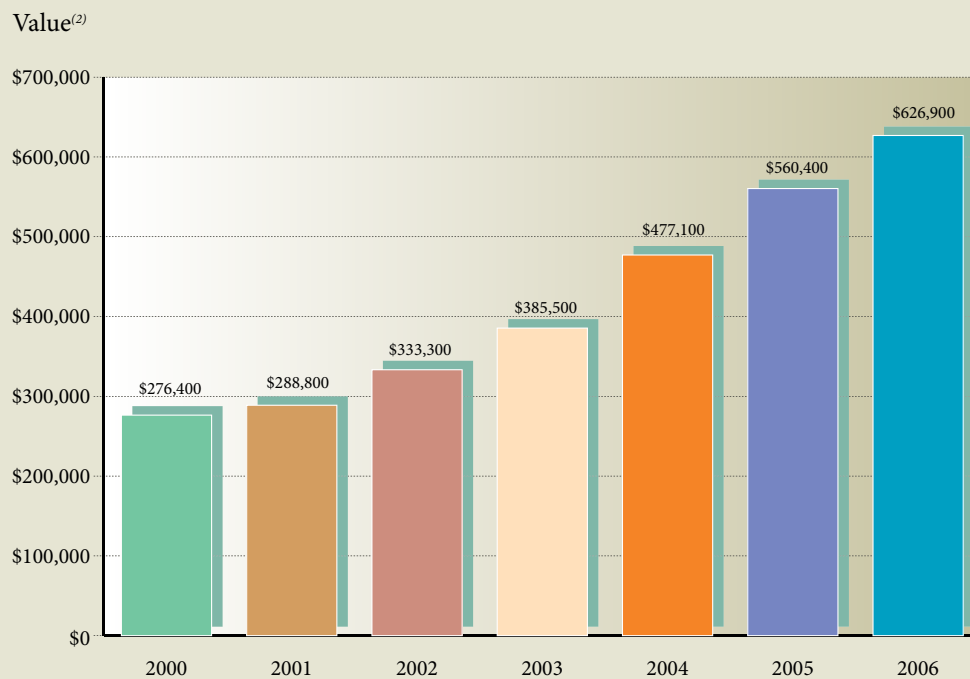
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## TOTAL LOCAL ROLL\*



\* Local Roll net of real estate exemptions (such as churches, most hospitals, schools, and museums)

## AVERAGE SINGLE-FAMILY RESIDENTIAL MARKET VALUE <sup>(1)</sup>



(1) Properties that have transferred ownership.

(2) Values represent calendar year activity processed for the subsequent roll year.

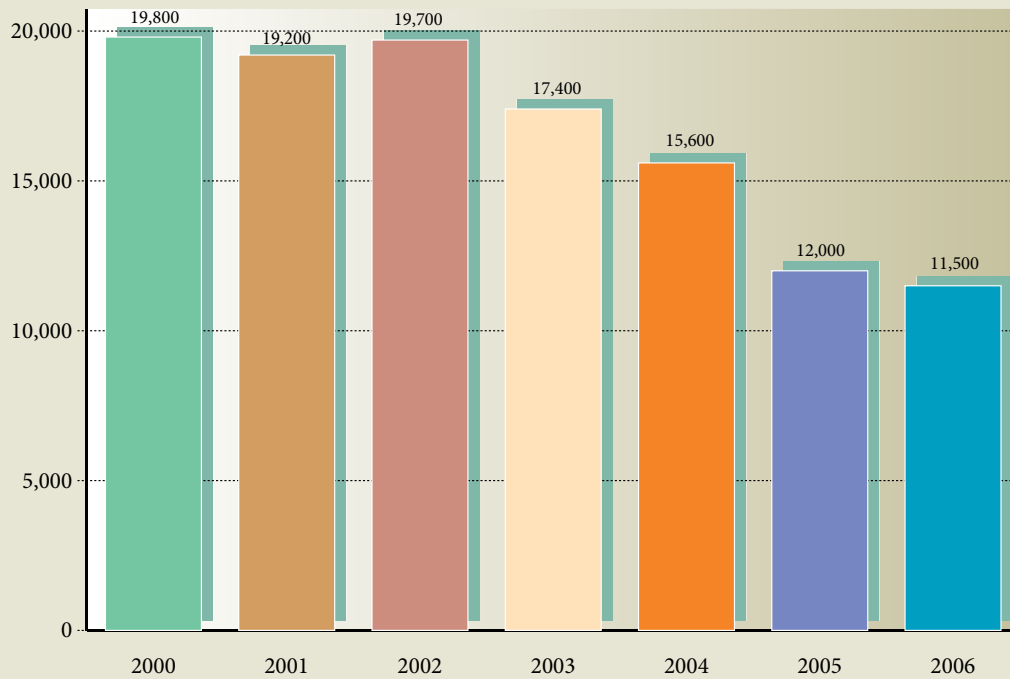
## TOTAL NUMBER OF RECORDED DEEDS



(3) Number of deeds represents calendar year activity processed for the subsequent roll year.

## ASSESSMENT APPEALS

Filings Per Year<sup>(1)</sup>

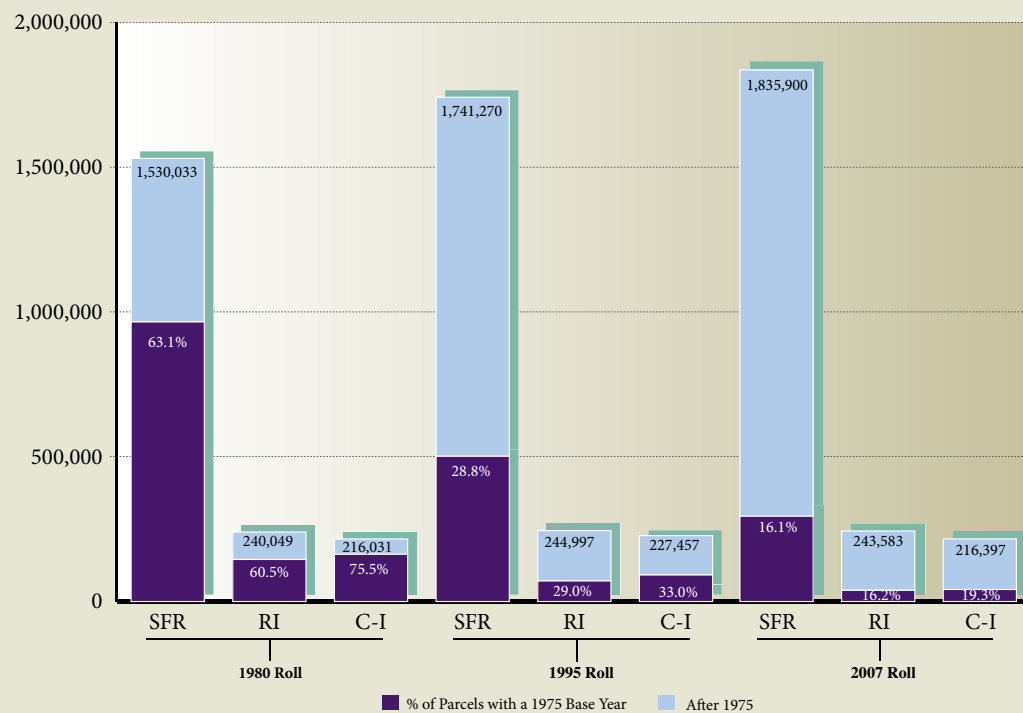


(1) Number of filings represents calendar year activity processed for the subsequent roll year.

## 1975 BASE YEAR PARCELS

Single-Family (SFR), Residential Income (RI), Commercial-Industrial (C-I)

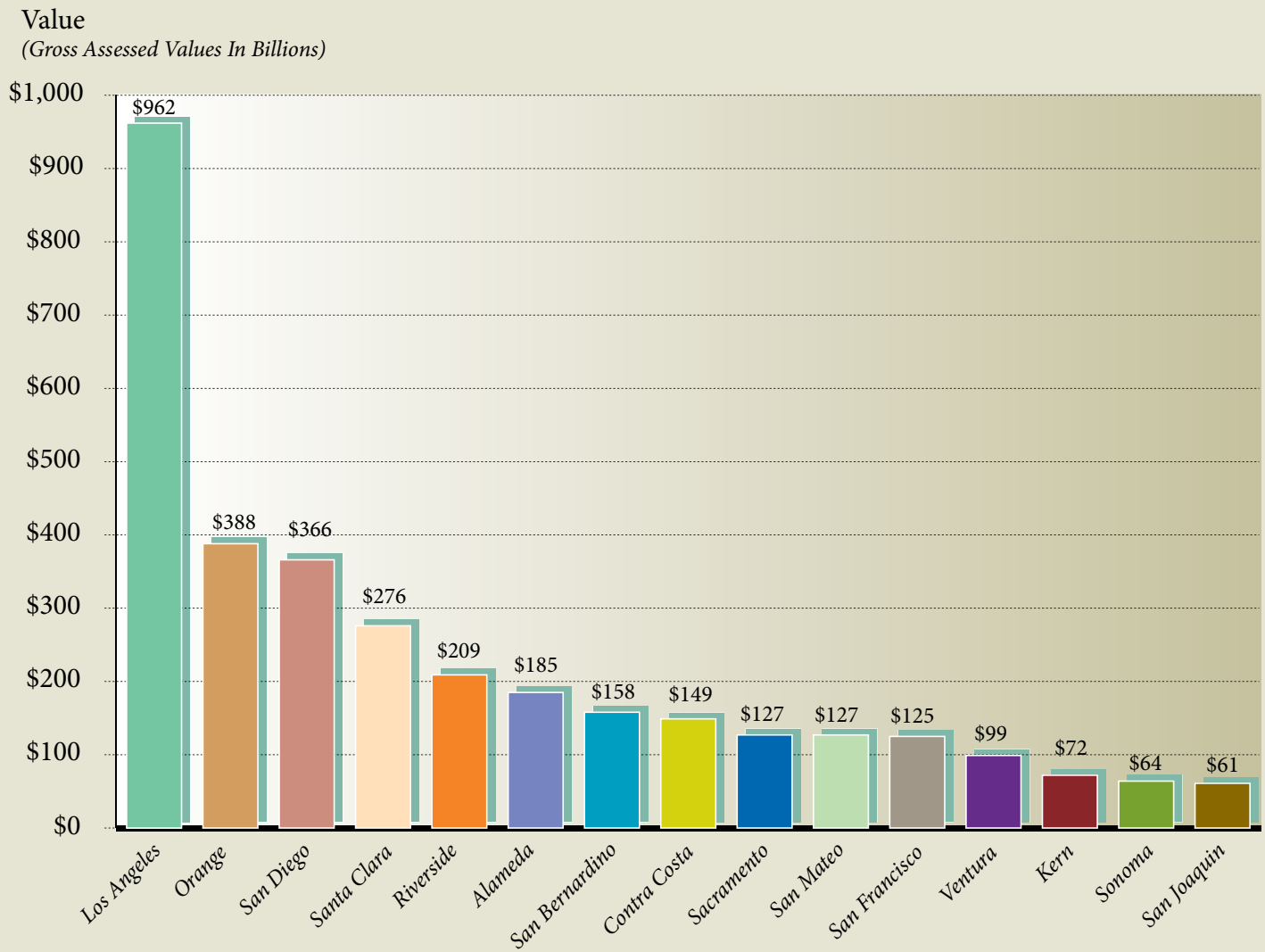
Total Number of Taxable Parcels<sup>(2)</sup>



(2) These statistics do not include possessory interest assessments.



## ASSESSED VALUATIONS OF THE TOP 15 COUNTIES (FISCAL YEAR 2006-07)



Latest data provided by the Board of Equalization. Totals include public utility assessments before exemptions.

## For a Spectacular Future: Quality Counts!

### 20<sup>th</sup> Annual L.A. County Productivity and Quality Awards

The Los Angeles County Productivity and Quality Awards Program recognizes County employees and departments for their achievements in improving quality and productivity, generating cost savings, implementing or improving processes, and establishing beneficial collaborations. In 2006, the Assessor was honored by the County's Quality and Productivity Commission, with three of the top annual awards issued by the commission to County departments.

#### Commission Top Ten Awards plus the Best Quality Improvement Award for the Los Angeles County Property Tax Portal project

**Los Angeles County Property Tax Portal:** *The Office of the Assessor, in collaboration with the Auditor-Controller, Treasurer and Tax Collector, and the Board of Supervisors Executive Office/Assessment Appeals Board, designed and implemented a Property Tax Web Portal for the public to obtain information on property tax issues. The portal website has improved public services significantly and has reduced the time staff would otherwise spend responding to correspondence, phone calls and in-person visits to public counters.*

*For the first ten months since its implementation in July 2005 through April 2006, the portal had 746,032 visitors. That's about 895,000 visitors a year. This translates conservatively into 44,762 actual staff hours saved or the equivalent of \$796,316 in savings.*



#### Productivity Enhancement Award for the Paperless Transfer System

**Paperless Transfer System:** *The Paperless Transfer System is a web-based application developed to streamline and automate the process of reassessments which previously required the printing of tens of thousands of pages. The system eliminated completely the need for paper; eliminated 99 percent of data entry; substantially reduced the time to reassess properties; reduced the time to bill property taxes; and consequently expedited the collection of tax revenues.*

*Reassessments of properties usually occur when there is a change of ownership and is one of the most important functions performed by the department. Over the last several years, reassessments have been largely responsible for a significant increase in property tax revenue. In fiscal year 2005-06, reassessments added \$117 million more in revenue to the County, earning an additional \$450,000 in interest, accounting for 73 percent or \$64 billion of the total increase in the value of all properties.*

#### LA COUNTY STARS! WINNERS FOR SERVICE EXCELLENCE Web Services Unit, Information Technology Division



(L TO R) Zev Yaroslavsky, Los Angeles County Supervisor, 3<sup>rd</sup> District, Bonnie Oliver, Assistant Assessor, Yvan Rodriguez, Harry Le, Lisa Gibbs, Amy Chen, and Rick Auerbach, Los Angeles County Assessor (Sanjeev Naikawadi, John Arastoozad, Darlene Del Palacio, Rex Hartline, and Lupe Garcia - not shown)

#### LA COUNTY STARS!

*(Special Talents for Achieving Remarkable Service)* is a new public employee recognition program that recognizes exceptional achievements of County employees.



#### LA COUNTY STARS! WINNER FOR SERVICE EXCELLENCE

Zev Yaroslavsky,  
Supervisor, 3<sup>rd</sup> District  
Chrystal Taylor,  
Ownership Services Division  
Rick Auerbach,  
Los Angeles County Assessor



When Rick Auerbach became Los Angeles County Assessor in 2000, one of his top priorities was to expand and enhance the department's internet website, turning it into a more useful and user-friendly source of information and access to services for homeowners, businesses and the real estate community.

Logging more than 12.4 million visits so far, [assessor.lacounty.gov](http://assessor.lacounty.gov) has become an award-winning website and provides features like downloadable forms, brochures, maps, assessment figures, and comparable sales data; a Supplemental Tax Estimator; and videos about the department in English, Spanish and Mandarin.

In 2005, Assessor Auerbach took the lead in helping to develop a companion Tax Portal website for the departments of Assessor, Treasurer and Tax Collector, Auditor-Controller and Assessment Appeals Board - and [lacountypropertytax.com](http://lacountypropertytax.com) answers your Frequently Asked Questions (FAQ), supplies property tax information, provides online payment options, and explains appeals procedures.

**Kenneth P. Hahn**  
1990-2000

**John J. Lynch**  
1986-1990

**Alexander Pope**  
1978-1986

**Philip E. Watson**  
1963-1977

**John R. Quinn**  
1938-1962

**E.W. Hopkins**  
1910-1938

**Calvin Hartwell**  
1906-1910

**Benjamin E. Ward**  
1902-1906

**Alexander Goldwell**  
1898-1901

**Theodore Summerland**  
1894-1898

**F. Edward Gray**  
1891-1893

**C.C. Mason**  
1887-1891

**R. Bilderrain**  
1883-1886

**J.W. Venable**  
1880-1882

**A.W. Ryan**  
1876-1879

**D. Botiller**  
1870-1875

**M.F. Coronel**  
1868-1869

**J.Q.A. Stanley**  
1866-1867

**G.L. Mix**  
1863-1865

**James McManus**  
1862

**W.W. Maxy**  
1859-1861

**Juan Maria Sepulveda**  
1857-1858

**A.F. Coronel**  
1850-1856



**Rick Auerbach**  
2000-

Rick Auerbach is the 24<sup>th</sup> Assessor of Los Angeles County. He was first appointed by the Board of Supervisors in 2000 and then elected to office three times, winning a third term with 77 percent of the vote.

The primary focus of his administration has been the combination of state-of-the-art technology, particularly through use of the Internet, balanced with traditional public service - on behalf of a constituency of ten million County residents. He leads the largest property assessment agency in the nation with 2.6 million assessments and 1,500 employees.

His extensive improvements in the department's website have ranged from creation of a supplemental tax estimator and expansion of written and video information in various languages to taking the lead in forming a new multi-department website for property tax-related agencies.

He is immediate past president of the California Assessors' Association, as well as being a member of the Society of Auditor-Appraisers and the International Association of Assessing Officers.

His career spans 37 years, beginning as a personal property appraiser. He has served as Assistant Assessor and as the department's liaison with the California Legislature and the State Board of Equalization.

Assessor Auerbach graduated from California State University, Los Angeles with a Bachelor of Science degree in Business Administration and Finance and completed over 50 units of graduate work in Accounting and Management.

*The two longest serving Assessors were E.W. Hopkins for 28 years and John R. Quinn for 24 years, but longevity is a hallmark of the department's staff with many working more than 30 years. Ten employees retired during the past 12 months with 25 years or more on the job.*